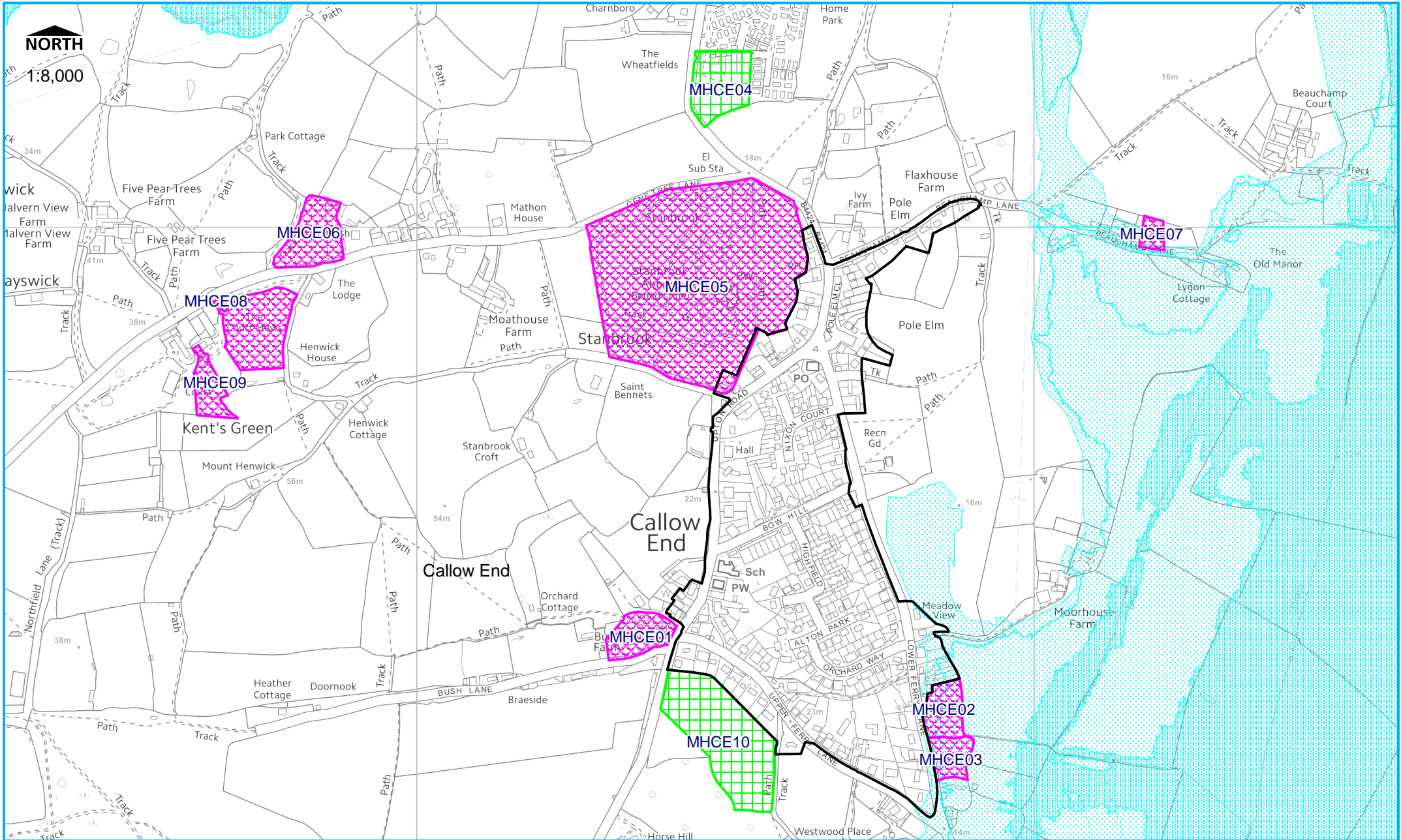


Callow End



Category 2 Villages : MAP 32

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**Summary of all SHLAA sites in Category 2 Villages: Callow End**

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
MHCE01	HLAA/2010/2011	Bush Farm	Callow End	2	Malvern Hills	0.6	PLANNING PERMISSION
MHCE02	HLAA	Field South of 35 Lower Ferry Lane	Callow End	2	Malvern Hills	0.52	FLOOD/AVAILABILITY UNKNWN
MHCE03	HLAA	Field east of Lower Ferry Lane	Callow End	2	Malvern Hills	0.4	FLOOD/AVAILABILITY UNKNWN
MHCE04	SHLAA Update/2011	Wheatfield Court	Callow End	2	Malvern Hills	0.96	
MHCE05	SHLAA Update/2010/2012	Land at Stanbrook Abbey	Callow End	2	Malvern Hills	9.02	Location
MHCE06	2010	Land adj Nutbush, off Jennet Tree Lane	Callow End	2	Malvern Hills	0.86	LOCATION
MHCE07	2010/2013	Land adjacent The Thatchings, No 80 Beauchamp Lane	Callow End	2	Malvern Hills	0.18	LOCATION/FORMER PPS3/PPS5
MHCE08	2011	Land adjacent The Stables, Court Mews, Jennet Tree Lane	Callow End	2	Malvern Hills	1.2	LOCATION
MHCE09	2011	Land at rear of The Court, Jennett Tree Lane	Callow End	2	Malvern Hills	0.41	LOCATION
MHCE10	2014	Land at Horse Hill	Callow End	2	Malvern Hills	2.37	

## Viability Assessment - Category 2 Villages: Callow End

Site Ref	MHCE01	Location	Bush Farm
Town / Village	Callow End		
Village Category	2		
District	MH		
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages
Ownership	Single	Land Owners Attitude	1
Economic Viability	Good	Brownfield (Y/N)	Y
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Flats	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	25	Size of site	0.98
		Total potential Dwellings	5
Financial Viability for housing	Medium	Availability	Unknown
Further Detail	Little development to this side of village - already some consents for conversion of barns - site may be too small for much more development - access to lane is on south and is too narrow.		
Reason			

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	MHCE04	Location	Wheatfield Court
Town / Village	Callow End		
Village Category	2		
District	MH		
Assessment Date	09/11/2009	Panel Name / Valuation Office	Malvern
Ownership	Single	Land Owners Attitude	1
Economic Viability	Unviable	Brownfield (Y/N)	Y
Market Demand	High	Greenfield (Y/N)	N
Assumed Dwelling	Mixed	Dwelling info	Housing & apartments within house and ground
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Low
Type of constraint	Condition of house unknown	Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	15	Size of site	0.98
		Total potential Dwellings	15
Financial Viability for housing	High	Availability	Unknown
Further Detail	Mature trees are a significant feature within this site and would need to be integrated into any potential scheme.		
Reason			

Landowners Attitude: 1=For, 2=Against, 3=Unknown

## Viability Assessment - Category 2 Villages: Callow End

Site Ref	MHCE05	Location	Land at Stanbrook Abbey
Town / Village	Callow End		
Village Category	2		
District	MH		
Assessment Date	09/11/2009	Panel Name / Valuation Office	Malvern
Ownership	Single	Land Owners Attitude	3
Economic Viability	Unviable	Brownfield (Y/N)	Y
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Mixed	Dwelling info	Mixture of apartments and houses
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	High
Type of contamination		Type of Obligation cost	Listed nature of buildings
Physical Constraints Costs	Low	Infrastructure Constraints	Medium
Type of constraint	Design issues - listed building complex	Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	20	Size of site	9.01
		Total potential Dwellings	180
Financial Viability for housing	High	Availability	Available Now
Further Detail	Listed status of buildings restricts future development opportunities. Need to consider the protection of architectural features and the external environment. Not possible to estimate potential number of dwellings at this stage.		
Reason			

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	MHCE10	Location	Land at Horse Hill
Town / Village	Callow End		
Village Category	2		
District	MH		
Assessment Date	2014 VO report	Panel Name / Valuation Office	Valuation Office
Ownership	Single	Land Owners Attitude	1
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	Medium	Greenfield (Y/N)	Y
Assumed Dwelling		Dwelling info	
Contamination Mitigation Costs		Exceptional Planning Obligations Cost	
Type of contamination		Type of Obligation cost	
Physical Constraints Costs		Infrastructure Constraints	
Type of constraint		Type of Infrastructure	
Potential Developer			
Appropriate Density (dws/ha)	0	Size of site	
		Total potential Dwellings	0
Financial Viability for housing	Medium	Availability	Within 5 years
Further Detail	Agricultural land, reasonable demand reflecting location on the edge of Callow End, and infrastructure costs to be considered, assumed access from the B4424 road.		
Reason			

Landowners Attitude: 1=For, 2=Against, 3=Unknown